

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**For
August 18, 2011
MEETING NO. 7-2011**

APPLICATION: HDC2012-00552
ADDRESS: 315 Baltimore Road
ACCEPTED: 8/1/11
45 DAY LIMIT: 9/16/11
OWNER: Catherine McAlpine-Eig
REQUEST: Replace asphalt shingle
shingles on porch with
standing seam metal
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The front porch, damaged by a falling tree limb, is being repaired. Extensive decay in flooring and structural members will be repaired (maintenance work). The applicant proposes to replace the existing asphalt shingles with standing seam metal roofing. The house has metal shingles, and the standing seam metal is appropriate for the porch only.

The applicant notes that there may be original tongue-and-groove boards at the porch ceiling, currently hidden beneath the existing fiber board. Exposure of the original ceiling boards would be a step towards restoration of the front porch to its original condition.

STAFF RECOMMENDATION:

Staff recommends approval, given the following findings:

Asphalt shingles are a 20th century material that replaced a 19th century roofing material. Standing seam metal is a standard 19th century roofing material common on porches. As such, it is a compatible material for this late 19th century house. In addition, repair or replacement-in-kind of tongue and groove ceiling boards, would also meet the *Secretary of the Interior's Standards* #2 ("...The removal of historic materials ..or alteration of ...spaces that characterize a property shall be avoided."); and, #9 ("New ... construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible...").

[DRAFT MOTION OF APPROVAL:]

Finding HDC2012-00552, for the replacement of asphalt shingles on the front porch roof with standing seam metal roofing, with the additional proposal to expose and repair, or install tongue-and-groove ceiling boards instead of fiber board, in compliance with *Secretary of the Interior's Standards* #2 and #9, and finding no negative impact on the architectural significance of the buildings with this proposal, I move approval of the application.

BACKGROUND**Historic Significance**

The subject property is located in the late 19th century Rockville Park subdivision adjacent to the Metropolitan Branch of the B&O Railroad (Rockville station opened in 1873). The house was built in 1895, and illustrates late Victorian architecture, with minor Colonial Revival elements, reflecting transitional design ideas of the 20th century. The house is associated with three Rockville families: Rabbitt (1895-1922); Ray (1922-1957) and Calantonio (1957-2004).



PREVIOUS ACTIONS

November 24, 2005: Historic District rezoning

June 19, 2006: HDC Courtesy Review

July 7, 2006: HDC approval of Certificate of Approval for proposed alterations

May 17, 2007: HDC revision to approved COA; approval of demolition of 20th century Garage

April 29, 2008 Approvals for revised COA on rear addition

Property Area: 12,750 sf
Structure Enclosed Area: 1,912 sf.
Zone: R-60 HD

City of Rockville Permits Required: Certificate of Approval

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

The applicant is undertaking repairs to the front porch with “replacement in kind” for all wood materials, and removal of existing asphalt shingles and replace with standing seam metal. The existing asphalt shingles are severely deteriorated, and have a limited life span. When the house was built, asphalt shingles were not available as a roofing material. Asphalt shingles became readily available in the 1920s, although rolled asphalt roofing was available in the late 19th century.

The use of standing seam metal on 19th century houses is typical on front porches because of the low slope of the roof. The main roof of this house, which has a steep pitch, has stamped metal shingles, which would not be suitable on the shallow pitch of a porch.

The porch ceiling is currently covered with fiber board, a 20th century material. A typical 19th century porch ceiling used narrow strip tongue-and-groove boards (often painted blue). The applicant notes that they would like to remove the fiber board and expose the wood ceiling board, to be retained if in good condition. The HDC should consider approving this change – from fiber board to tongue-and-groove ceiling boards – while noting that the HDC does not mandate change and the applicant may choose to leave the fiber board.

OTHER CONSIDERATIONS:

County and State tax credits may apply to exterior maintenance, and alterations approved by the Historic District Commission.

COMPLIANCE WITH GUIDELINES:

Asphalt shingles are a 20th century material that replaced a 19th century roofing material. Standing seam metal is a standard 19th century roofing material common on porches. As such, it is a compatible material for this late 19th century house. In addition, removal of the existing fiber board porch ceiling, and repair, or replacement-in-kind, of tongue and groove ceiling boards also meets the *Secretary of the Interior's Standards* #2 ("...The removal of historic materials ..or alteration of ...spaces that characterize a property shall be avoided."); and, #9 ("New ... construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible...").

Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)**Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

► 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

► 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: HDC 2005-00362

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP <u>315 Baltimore Rd</u>		
	SUBDIVISION <u>Rockville Park</u>	LOT <u>30 & 31</u>	BLOCK <u>3</u>
	ZONING	TAX ACCOUNT NO. <u>205623</u>	PROPERTY SIZE (in square feet) <u>?</u>
APPLICANT*	FIRST <u>Catherine</u>	MAILING ADDRESS - NUMBER, STREET CITY STATE ZIP	
	LAST <u>McAlpine-Ely</u>	<u>315 Baltimore Rd Rockville MD 20850</u>	
PROPERTY OWNER	FIRST	PHONE / FAX / E-MAIL	
	LAST		
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	

SCOPE OF WORK		
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER <u>Front porch</u>

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
Porch dimensions 26' x 8'
Description of the proposed work in brief (attach additional sheets as necessary): Remove existing roof due to rot, salvage columns & rails (repair/repaint), Remove & replace floor w/ like teanga groove, retain foundation & lattice, replace handrail w/ wood, replace steps due to rot, Replace roof framing & Add standing seam metal roof. Replace gutters & downspout
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC 2012-00552</u>
Public Hearing Date:	<u>8-18-11</u>
Decision:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	<u>PD ZIEK</u>

Signature of Applicant

Catherine McAlpine-Ely

Received by:	<u>PD Z</u>
Accepted by:	<u>PD Z</u>
Date:	<u>8-1-11</u>

See reverse side
Revised 3/07

Attachments: Drawings of proposed project
Photographs of existing conditions

Porch replacement due to structural damage & dry rot - unsafe

Gable

315 Baltimore Rd
Rockville, MD 20850

07-28-2011
by CME

East View
Maple Ave.

Gutter runs horizontal
on front edge
to be replaced
w/ like materials

Restore
Columns
w/ base 8'5"

Restore all rails
Front rail

Side rail

①

Slats 1 1/4"

2nd
story

Roof

low pitch

asphalt shingle to be replaced
w/ standing seam metal

Double
windows 90'

Tounge Groove
Flooring

20" Lattice

Replace steps
w/ like materials

No change to lattice

Concrete

① Demolition

② Rebuild roof frame

③ Salvage Columns & rails

④ Replace floor trusses & flooring

⑤ Replace Steps, change rails
to wood

⑥ New metal roof

W/inspout from upper
floor

8' width

3 Steps in side
14" from
edge

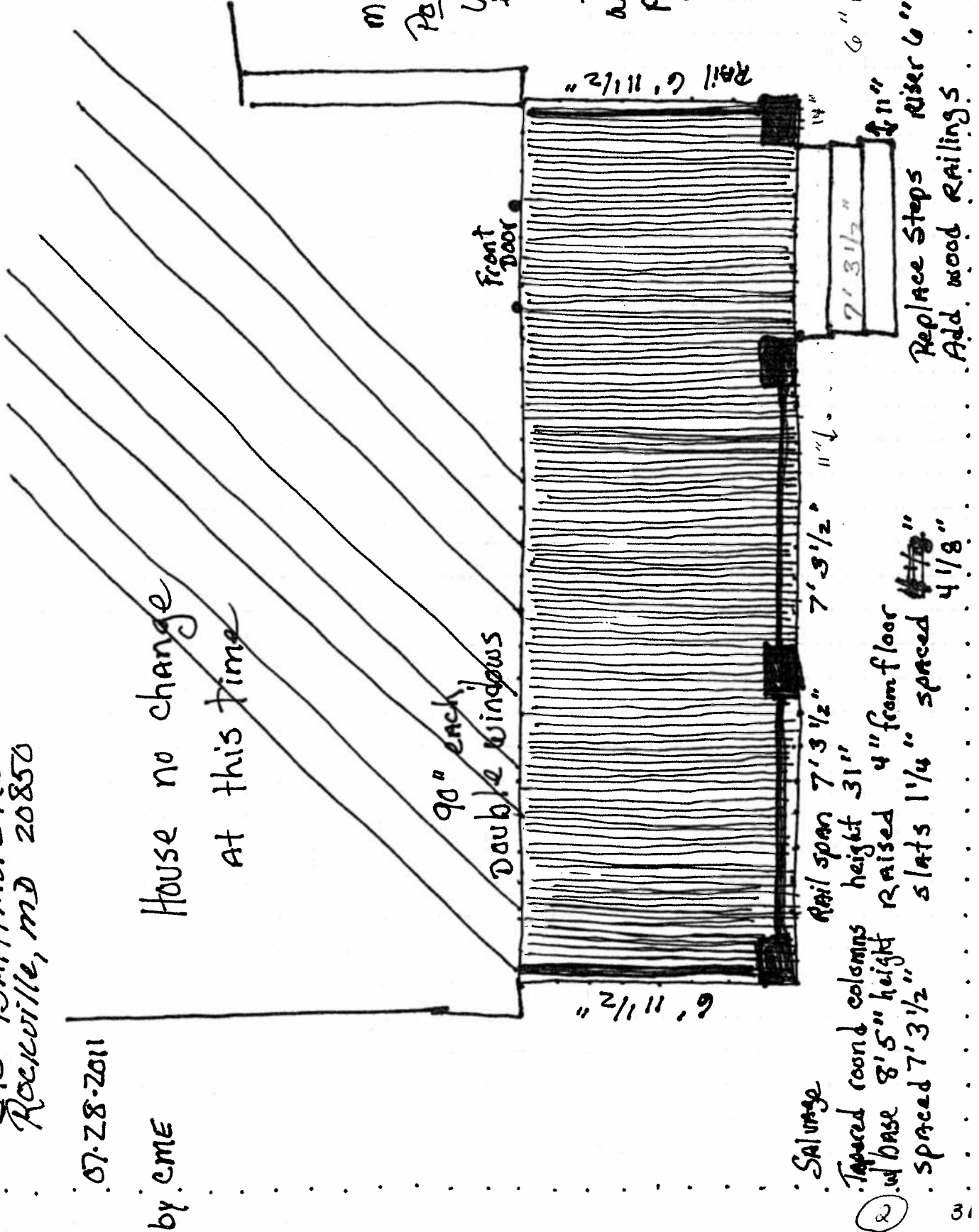
7'3 1/2" x 11" using

315 Baltimore Rd
Rockville, MD 20850

07-28-2011

by CME

House no change
at this time



Materials for
Porch Ceiling TBI
Underneath current
thin fiber board
ceiling appears
to be tongue/groove
will salvage it
if possible. To be
determined.
Will Add 2nd
light fixture
period appropriate

6" rise

Replace Steps Riser 6"
Add wood Railings

Salvage

Tapered round columns height 31"
w/ base 8'5" height raised 4" from floor
spaced 7'3 1/2" slats 1 1/4" spaced 4 1/8"



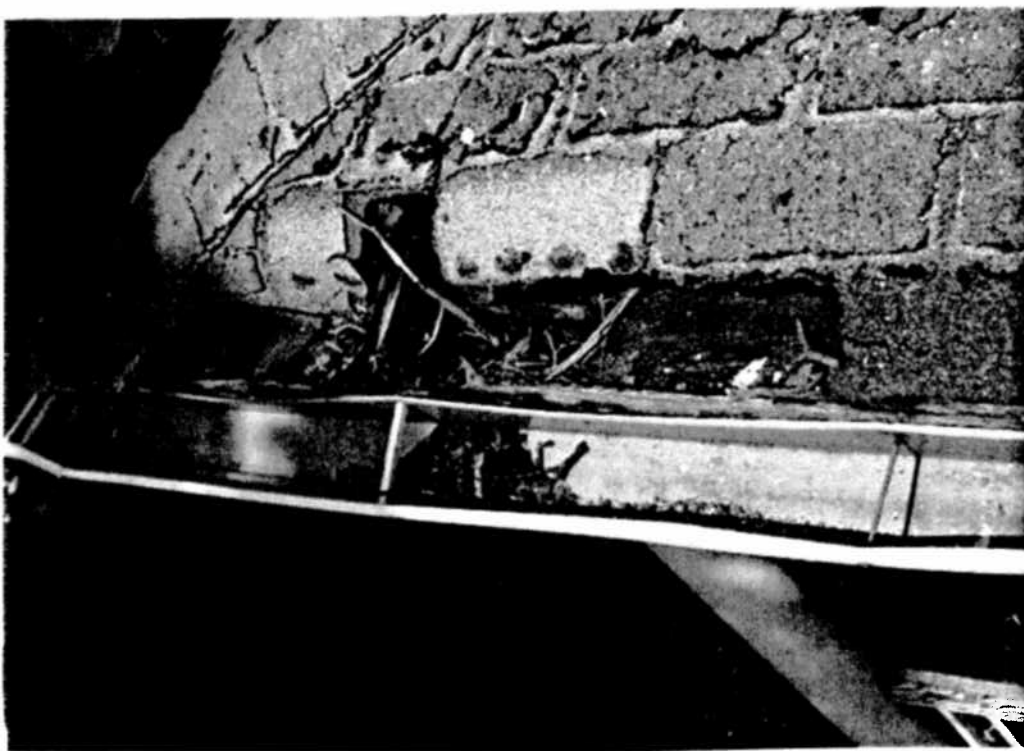
Porch roof from
front yard



Front porch view



Shingles to gutter
damage



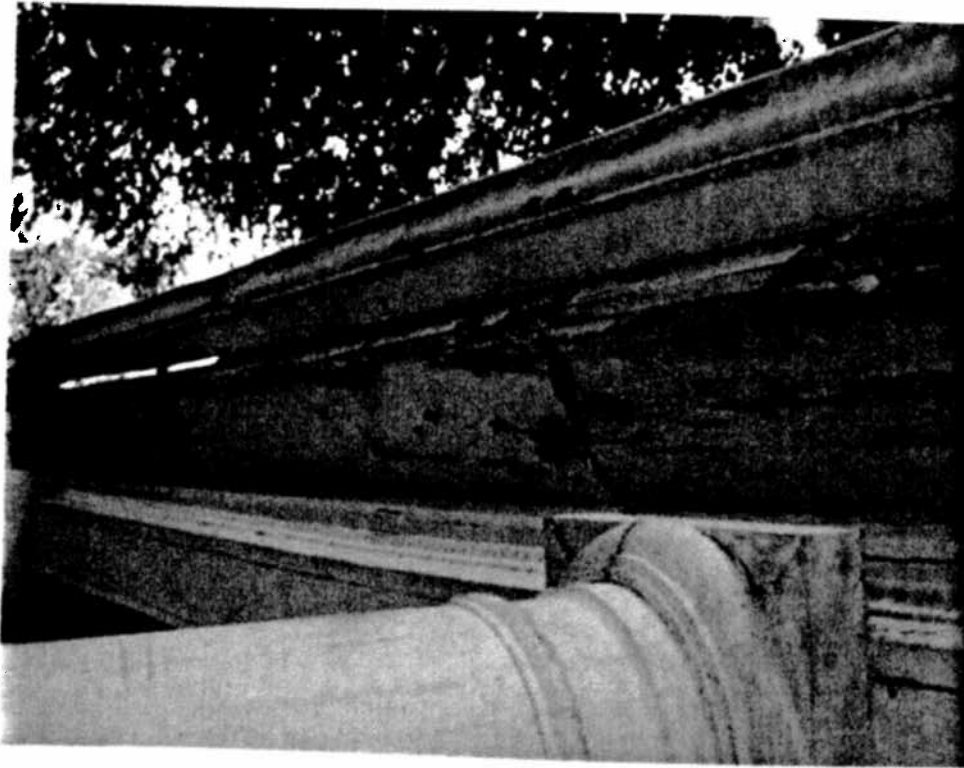
Shingles condition



Detail -
Floor beam
deterioration



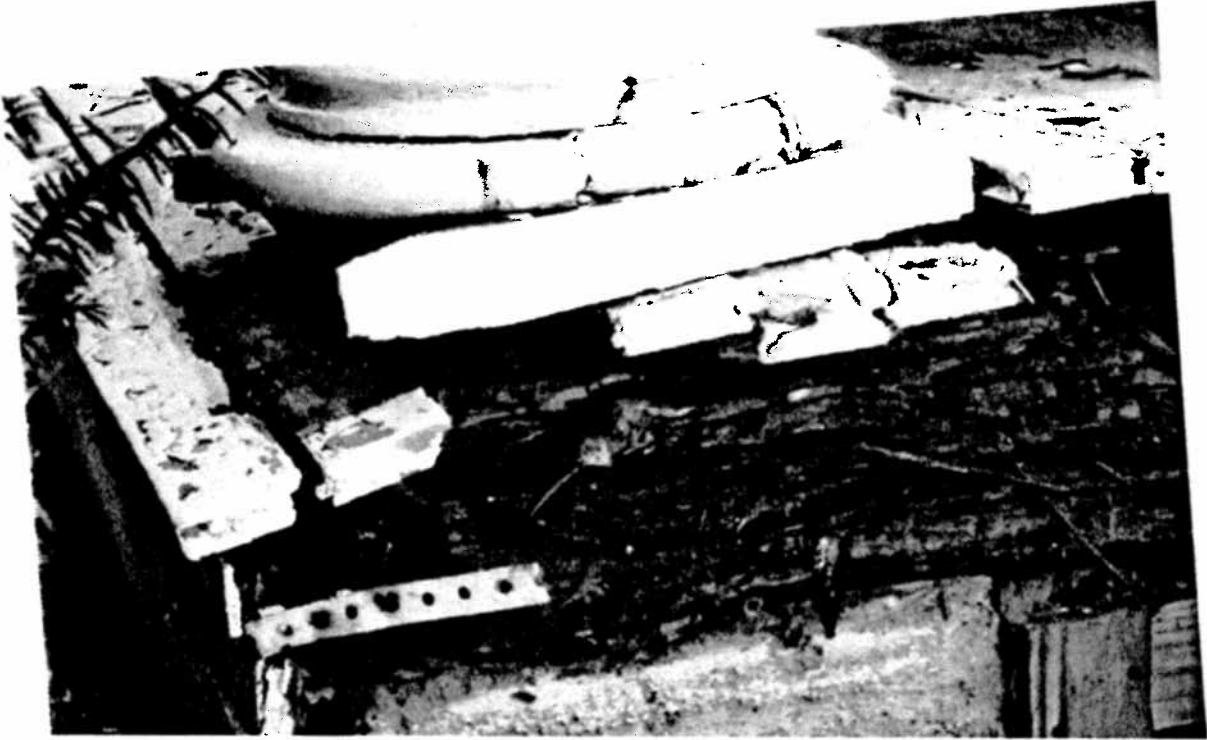
Detail -
Ceiling Board
deterioration



Eaves

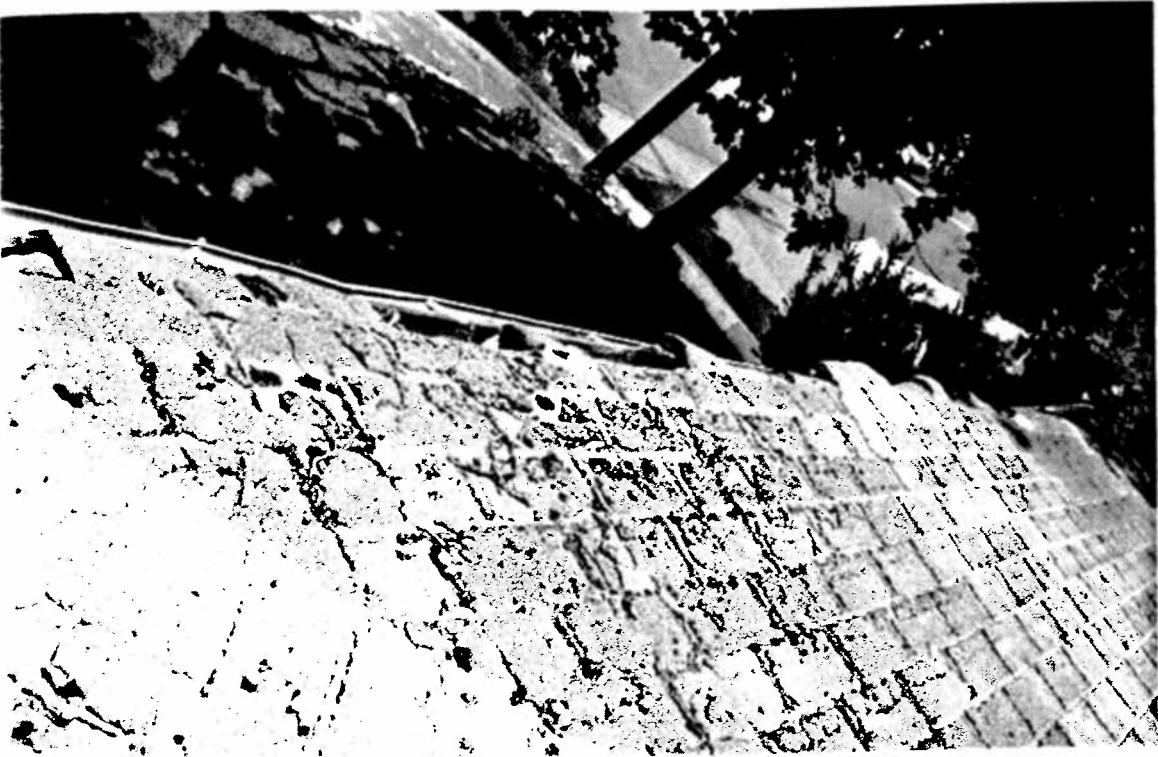


Porch column
"Support"



Close-up of Rotted porch beams—
"Support" under corner column

View of roofing shingles from 2nd story



underside of eaves at columns

